

NOTICE OF CHERRY COUNTY SCHOOL LAND LEASE SALE

Notice is hereby given that an authorized representative of the Board of Educational Lands and Funds of the State of Nebraska will offer for lease at public auction on the day and time set forth below, at the office of the County Treasurer of Cherry County in Valentine, Nebraska, the following educational lands within said County:

DATE: November 7, 2013 TIME: 10:00 a.m. and 1:00 p.m.

In the event of inclement weather and/or bad roads, the Board's Field Representative may postpone the sale until November 14, 2013, at 10:00 a.m. and 1:00 p.m. If this occurs, the County Treasurer and the Board's Lincoln Office will both be notified at least 90 minutes prior to the originally scheduled sale time.

THE FOLLOWING PARCELS WILL BE HELD AT 10:00 A.M.

TRACT	DESCRIPTION	SEC.TWP.RGE	2014 RENTAL	LEASE EXPIRATION
127	NW4 (151.04 acres, more or less)	31-28-30	\$2,088.36	December 31, 2023

Predominant Land Use: Grassland  
This tract is located 20 miles northwest of Brownlee, NE.  
Improvements to be sold include: 80 rods of fence. Total Value: \$240.00  
The 160 rods of interior fence is to be considered personal property and is subject to removal by the previous lessee.

127, 182B & 183	S2 in Section 31-28-30; SE4 in Section 35-28-31 and the S2 in Section (793.89 acres, more or less)	36-28-31	\$10,845.24	December 31, 2023
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Predominant Land Use: Grassland  
This tract is located 20 miles northwest of Brownlee, NE.  
Improvements to be sold include: 775 rods of fence, stockwell, mill, tower and tank. Total Value: \$7,350.00

159, 160 & 161a	S2N2 in Section 13-26-31; N2 except 7.64 acres of road in Section 14-26-31 and All except SW4SW4 in Section (1,079.2 acres, more or less)	15-26-31	\$17,118.54	December 31, 2021
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Predominant Land Use: Grassland  
This tract is located 14 miles north of Mullen, Nebraska on US 97 and 6 miles east via County Road.  
Improvements to be sold include: 1,760 rods of fence, 2 stockwells, 4 towers, 4 mills and 4 tanks. Total Value: \$22,750.00  
The 2 stockwells are owned by the School Trust and all right, title and interest shall remain with the School Trust.

161b & 162	SW4SW4 in Section 15-26-31 and All in Section (684.36 acres, more or less)	16-26-31	\$10,664.76	December 31, 2021
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Predominant Land Use: Grassland  
This tract is located 14 miles north of Mullen, Nebraska on US 97 and 6 miles east via County Road.  
Improvements to be sold include: 1,240 rods of fence, stockwell, 2 mills, 2 towers and 4 tanks. Total Value: \$12,500.00  
The stockwell in the SW4SW4 of Section 16 is owned by the School Trust and all right, title and interest shall remain with the School Trust.

165a	W2NE4 and SE4 (239.90 acres, more or less)	16-27-31	\$3,103.28	December 31, 2023
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Predominant Land Use: Grassland  
This tract is located 25 miles north of Mullen, NE.  
Improvements to be sold include: 240 rods of fence and flowing well. Total Value: \$1,350.00  
The steel tank and plastic pipe are to be considered personal property and are subject to removal by the previous lessee.

165b	W2 (321.04 acres, more or less)	16-27-31	\$4,508.60	December 31, 2023
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Predominant Land Use: Grassland

This tract is located 25 miles north of Mullen, NE.

Improvements to be sold include: 480 rods of fence, stockwell, tower, mill, flowing well, 3 tanks, steel corral panels, drainage ditch and culvert. Total Value: \$11,300.00

167 & 173	All except Govt Lot 4 in Section 1-28-31 and All in Section (1,296.75 acres, more or less)	12-28-31	\$18,901.72	December 31, 2023
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Predominant Land Use: Grassland

This tract is located 10 miles south of Merritt Reservoir.

Improvements to be sold include: 1,624 rods of fence, 2 stockwells, 3 towers, 3 mills and 3 tanks. Total Value: \$12,100.00

The stockwell in the SW4SW4 in Section 1 is owned by the School Trust and all right, title and interest shall remain with the School Trust.

174-183	W2 in Section 15-28-31; All in Section 16-28-31; NE4 & S2 in Section 20-28-31; All in Section 21-28-31; S2 in Section 25-28-31; S2 in Section 26-28-31; NW4NW4, E2W2 & E2 in Section 27-28- 31; N2 in Section 28-28-31; N2 in Section 29-28-31; NE4 in Section 35-28-31 and N2 in Section (4,359.76 acres, more or less)	36-28-31	\$58,755.60	December 31, 2023
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Predominant Land Use: Grassland

This tract is located 25 miles north of Mullen, NE.

Improvements to be sold include: 1,935 rods of fence, 2 stockwells, 4 mills, 4 towers, 4 tanks, rod, check, plunger and river crossing. Total Value: \$37,500.00

The 2,070 rods of interior fence and corral are to be considered personal property and are subject to removal by the previous lessee.

The 2 stockwells are owned by the School Trust and all right, title and interest shall remain with the School Trust.

STIPULATION: The blowout fence constructed in 2013 in Sections 15-28-31W and 16-28-31W are to remain in place until such time as the grass has sufficiently recovered to the satisfaction of the Board of Educational Lands and Funds.

186	Govt. Lots 6 & 7 (120.57 acres, more or less)	06-30-31	\$1,324.80	December 31, 2023
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Predominant Land Use: Grassland

This tract is located 8 miles southwest of Merritt Dam.

There are no improvements to be sold.

STIPULATION: See Below.

189	All except 10.11 acres of Hwy #97 along E boundary (635.21 acres, more or less)	36-30-31	\$8,845.50	December 31, 2023
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Predominant Land Use: Grassland

This tract is located 6 miles south of Merritt Dam.

Improvements to be sold include: Stockwell, tower, mill, tank and submersible pump. Total Value: \$8,10.00

191	All except N2NE4 and except NE4NW4 (520 acres, more or less)	36-31-31	\$7,227.76	December 31, 2023
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Predominant Land Use: Grassland

This tract is located 2 miles southwest of Merritt Dam.

Improvements to be sold include: 260 rods of interior fence, stockwell, solar pump, panel and tank. Total Value: \$11,100.00

STIPULATION: No grazing shall be permitted prior to April 1, 2014, on the pasture acres located on this Lease, and see below for additional stipulations.

198	All (640 acres, more or less)	36-25-32	\$8,674.02	December 31, 2023
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Predominant Land Use: Grassland

This tract is located 5 miles north of Mullen, NE.

Improvements to be sold include: 1,120 rods of fence, 2 stockwells, 2 towers, 2 mills and 2 tanks. Total Value: \$12,800.00

203-A	All (640 acres, more or less)	16-28-32	\$8,806.40	December 31, 2023
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Predominant Land Use: Grassland

This tract is located 1 mile west of the North Loup Bridge on Hwy. 97.

Improvements to be sold include: 240 rods of fence. Total Value: \$1,700.00

204	All (640 acres, more or less)	36-28-32	\$8,267.76	December 31, 2023
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Predominant Land Use: Grassland

This tract is located 25 miles north of Mullen, NE.

Improvements to be sold include: 420 rods of fence, stockwell, mill, tower and 2 tanks. Total Value: \$4,850.00

The 240 rods of interior fence are to be considered personal property and are subject to removal by the previous lessee.

208	W2 (320 acres, more or less)	16-29-32	\$5,491.52	December 31, 2023
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Predominant Land Use: Grassland

This tract is located 10 miles southwest of Merritt Reservoir.

Improvements to be sold include: 50 rods of fence. Total Value: \$450.00

The 635 rods of interior fencing are to be considered personal property and are subject to removal by the previous lessee.

STIPULATION: See Below.

218	All (640 acres, more or less)	16-25-33	\$9,120.00	December 31, 2023
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Predominant Land Use: Grassland

This tract is located 7 miles north and 7 miles west of Mullen, NE.

Improvements to be sold include: 190 rods of fence, stockwell and 2 tanks. Total Value: \$2,200.00

The 710 rods of interior fence, corrals, 2 mills and 2 towers are to be considered personal property and are subject to removal by the previous lessee.

The approximately 6,000' of underground waterline and stockwell are owned by the School Trust and all right, title and interest shall remain with the School Trust.

225	All (581.10 acres, more or less)	36-28-33	\$8,100.50	December 31, 2023
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Predominant Land Use: Grassland

This tract is located 25 miles northwest of Mullen, NE.

Improvements to be sold include: 480 rods of fence, stockwell, mill, tower and tank. Total Value: \$3,700.00

**THE FOLLOWING PARCELS WILL BE HELD AT 1:00 P.M.**

258	All (640 acres, more or less)	36-34-34	\$9,282.86	December 31, 2021
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Predominant Land Use: Grassland

This tract is located 4 miles south of Cody, NE.

Improvements to be sold include: 520 rods of fence, stockwell, tower, mill and tank. Total Value: \$4,950.00

The 160 rods of interior fence in the SW4 are owned by the School Trust and all right, title and interest shall remain with the School Trust.

STIPULATION: The 160 rods of interior fence in the SW4 of this land are and shall remain owned solely and exclusively by the Board; may be used and shall be maintained by Lessee during the term of this Lease; and shall be returned by Lessee to the Board at the expiration or termination of this Lease in as good condition as the same were in on the date this Lease was executed, reasonable and ordinary wear and tear and damage by superior force excepted.

266	S2 (327.77 acres, more or less)	16-27-35	\$3,256.52	December 31, 2025
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Predominant Land Use: Grassland

This tract is located 25 miles northeast of Whitman, NE.

Improvements to be sold include: 240 rods of fence. Total Value: \$950.00

STIPULATION: See Below.

303-306	NW4 in Section 14-31-36; NE4 in Section 15-31-36; All in Section 16-31-36 and All in Section (1,600 acres, more or less)	21-31-36	\$17,206.84	December 31, 2025
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Predominant Land Use: Grassland

This tract is located 30 miles southeast of Merriman, NE.

Improvements to be sold include: 360 rods of fence. Total Value: \$1,850.00

The 480 rods of interior fence, mill, tower and tank are to be considered personal property and are subject to removal by the previous lessee.

The stockwell is owned by the School Trust and all right, title and interest shall remain with the school Trust.

STIPULATION: See Below.

309	All (640 acres, more or less)	36-32-36	\$7,736.12	December 31, 2025
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Predominant Land Use: Grassland

This tract is located 30 miles southeast of Merriman, NE.

Improvements to be sold include: 320 rods of fence and stockwell. Total Value: \$1,650.00

The 2 mills, 2 towers and 3 tanks are to be considered personal property and are subject to removal by the previous lessee.

The 2 stockwells in the SW4NW4 and the SW4SE4 are owned by the School Trust and all right, title and interest shall remain with the School Trust.

STIPULATION: See Below.

320	All (640 acres, more or less)	36-27-37	\$6,163.14	December 31, 2025
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Predominant Land Use: Grassland

This tract is located 23 miles north and 2 miles west of Whitman, NE.

Improvements to be sold include: 280 rods of fence, stockwell, tower, mill and tank. Total Value: \$4,200.00

The approximately 750 rods of interior fence are to be considered personal property and are subject to removal by the previous lessee.

327	All (640 acres, more or less)	16-30-37	\$5,236.06	December 31, 2023
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Predominant Land Use: Grassland

This tract is located 24 miles south and 2 miles east of Merriman, NE.

Improvements to be sold include: 320 rods of interior fence. Total Value: \$1,920.00

STIPULATION: See Below.

330	All (662.29 acres, more or less)	36-31-37	\$7,623.34	December 31, 2025
<p>Predominant Land Use: Grassland This tract is located 30 miles southeast of Merriman, NE. Improvements to be sold include: 160 rods of boundary fence, stockwell, tower and tank. Total Value: \$3,900.00 The mill is to be considered personal property and is subject to removal by the previous lessee. STIPULATION: See Below.</p>				
351	All (628.58 acres, more or less)	16-30-38	\$5,827.54	December 31, 2023
<p>Predominant Land Use: Grassland This tract is located 24 miles south and 4 miles west of Merriman, NE. Improvements to be sold include: 400 rods of fence. Total Value: \$2,400.00 STIPULATION: See Below.</p>				
352	All (629.16 acres, more or less)	36-30-38	\$6,492.40	December 31, 2023
<p>Predominant Land Use: Grassland This tract is located 27 miles south of Merriman, NE. Improvements to be sold include: 320 rods of fence, stockwell, pipe, rod and cylinder, mill, steel tower and bottomless tank. Total Value: \$4,760.00</p>				
354	All (668.94 acres, more or less)	36-31-38	\$7,679.26	December 31, 2023
<p>Predominant Land Use: Grassland This tract is located 20 miles south of Merriman, NE. Improvements to be sold include: 320 rods of fence, 3 stockwells, 3 mills, 3 steel towers and 3 bottomless tanks. Total Value: \$10,705.00</p>				
390	N2 (320 acres, more or less)	08-33-39	\$4,479.70	December 31, 2023
<p>Predominant Land Use: Grassland This tract is located 15 miles east and 3 miles north of Gordon, NE. Improvements to be sold include: 365 rods of fence, stockwell, mill, steel tower and bottomless tank. Total Value: \$5,475.00 The approximately 200 rods of interior fence are to be considered personal property and are subject to removal by the previous lessee.</p>				
395	All (640 acres, more or less)	36-33-39	\$7,563.52	December 31, 2023
<p>Predominant Land Use: Grassland This tract is located 18 miles east of Gordon, NE. Improvements to be sold include: 320 rods of fence, stockwell with pipe, rod and cylinder, mill, steel tower and bottomless tank. Total Value: \$5,550.00 The 20 rods of fence in the NW4NW4 are to be considered personal property and are subject to removal by the previous lessee. STIPULATION: See Below.</p>				
400	All (640 acres, more or less)	36-25-40	\$8,421.86	December 31, 2023
<p>Predominant Land Use: Grassland This tract is located 4 miles north of Ashby, NE. Improvements to be sold include: 520 rods of fence, stockwell with pipe, rod and cylinder, mill, tower and tank. Total Value: \$5,480.00 The 80 rods of interior fence along the road is to be considered personal property and is subject to removal by the previous lessee.</p>				

402a	NW4SW4, S2SW4 & SW4SE4 (170.84 acres, more or less)	25-26-40	\$947.68	December 31, 2023
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Predominant Land Use: Grassland  
This tract is located 11 miles north and 1 mile west of Ashby, NE.  
Improvements to be sold include: 180 rods of fence. Total Value: \$1,080.00

402b	NE4SW4, N2SE4 and SE4SE4 (171.22 acres, more or less)	25-26-40	\$1,685.98	December 31, 2023
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Predominant Land Use: Grassland  
This tract is located 11 miles north and 1 mile west of Ashby, NE.  
Improvements to be sold include: 240 rods of fence. Total Value: \$1,440.00

425	N2 (320 acres, more or less)	25-32-40	\$3,907.82	December 31, 2023
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Predominant Land Use: Grassland  
This tract is located 11 miles east and 5 miles south of Gordon, NE.  
Improvements to be sold include: 400 rods of fence, stockwell with pipe, rod and cylinder, mill, tower and tank.  
Total Value: \$5,480.00

428	All except 16.24 acres of Hwy 20 in N2N2 (623.76 acres, more or less)	36-33-40	\$20,157.74	December 31, 2023
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Predominant Land Use: Grassland and pivot irrigated cropground  
This tract is located 11 miles east of Gordon, NE.  
Improvements to be sold include: 1,440 rods of fence, stockwell, submersible pump and bottomless tank.  
Total Value: \$12,700.00  
The irrigation electric motor, panel and wiring, column, bowls and center pivot system are to be considered personal property and are subject to removal by the previous lessee.  
The irrigation well is owned by the School Trust and all right, title and interest shall remain with the School Trust.

STIPULATION: (applicable to Tracts #186, 191, 208, 266, 303-306, 309, 327, 330, 351 and 395): The Board may terminate this Lease prior to its scheduled expiration date by 1) giving at least nine (9) months notice of termination to the Lessee, or 2) giving written notice of termination to the Lessee stating that the lease shall terminate on December 31st of the current year. In the event of such early termination, any bonus paid for this Lease will be partially refunded. The unused percentage of the original lease term shall be multiplied by the bonus previously paid to determine the refund amount.

In order for anyone to be eligible to bid on a school land lease, they must be able to contract in accordance with Nebraska Law and have deposited with the County Treasurer of the County in which the land is located, or with a representative of the Board, a bank draft, cashier's check, certified check or money order made payable to the Board of Educational Lands and Funds, or cash, equivalent to the 2014 rental of said tract. Said rental deposit may be submitted at any time until the tract is announced "Sold".

If more than one qualified bidder is interested in a lease, it will be sold to the party bidding the highest cash bonus, in addition to the first year's rent, at the auction. Bonus bids must be paid to the Board of Educational Lands and Funds immediately following the auction. Bonus bids are a one-time payment which covers the entire term of the lease.

All sales of educational land leases at public auction are considered to be non-revocable offers, which shall become binding contracts only upon acceptance and approval following the sale by the Board of Educational Lands and Funds. Leases will be effective January 1, 2014, or upon acceptance and approval by the Board, whichever occurs later.

Leases will be issued only to those who sign the "Lease and Application" in person or through an Attorney-In-Fact who presents a Power of Attorney at the time of the auction. A sample Power of Attorney is available on the Board's website. Lease assignments submitted to the Board within 30 days of the auction will be processed without fee. The Board's standard form lease sets out the terms of the lease of the real estate to which this notice pertains; provided, however, any additional stipulations pertaining specifically to this real estate, which are included in this notice, shall be added to and become a part of the complete terms of the lease pertaining to this real estate. The Board's standard form lease may be inspected at the County Treasurer's office or on the Board's website and a copy, which includes any additional stipulations pertaining to this real estate, can be obtained by contacting the Board's Lincoln office or the Field Representative for this county named above.

The purchaser shall, within thirty days of the date of Board approval, pay the amount of the value of the improvements (and growing crops, if applicable) as stated above, to the County Treasurer of the County wherein the land is situated. If such payment is not made on time and in full, all payments made by the purchaser to the Board may be declared forfeited and a new lease or sale of the land may be authorized. All improvements affixed to the land which are not listed above are and shall remain owned by the School Trust. **No improvements shall be placed on the land by Lessee without the prior written approval of the Board; and any improvements made by Lessee without the prior written approval of the Board shall be permanently owned exclusively by the Board.**

All monies received by the Board's agents will be deposited subject to approval of the lease by the Board of Educational Lands and Funds. In the event a lease is not approved, the appropriate refunds will be issued.

All County Farm Service Agency information for the Board of Educational Lands and Funds is public information and is obtainable by contacting the local office.

Rental is subject to change by the Board semi-annually at any time during the term of the lease.

For further information contact:

BOARD OF EDUCATIONAL LANDS AND FUNDS

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